



17 Middle Street, Wing

Oakham



## Key features

- Beautifully Presented 3 Bedroom End Terrace Character Home
- Main Reception Room with Wood Burning Stove & Character Charm
- Converted Basement in to a Second Reception Room/Snug
- Charming Country Kitchen
- New Windows & Re-Roofed to the Front
- Master En-Suite Shower Room
- Enclosed Courtyard Garden with Views
- Off Road Parking & Single Garage
- Grade II Listed
- Sought After Rutland Village

Nestled in the heart of the sought after Rutland village of Wing, this beautifully presented three bedroom home effortlessly blends period character with modern comforts, offering an inviting sanctuary for discerning buyers.

The main reception room is a true focal point, exuding warmth and charm with its brand new wood burning stove, produced and fitted by a local firm and character features including exposed beams that create a welcoming atmosphere for both relaxation and entertaining.

A thoughtfully converted basement provides a versatile second reception room or snug, ideal for cosy evenings, a playroom, or a peaceful retreat for reading and unwinding. The hand built kitchen is a testament to craftsmanship, combining bespoke cabinetry with practical layout, making it a delightful space for cooking and gathering with loved ones.



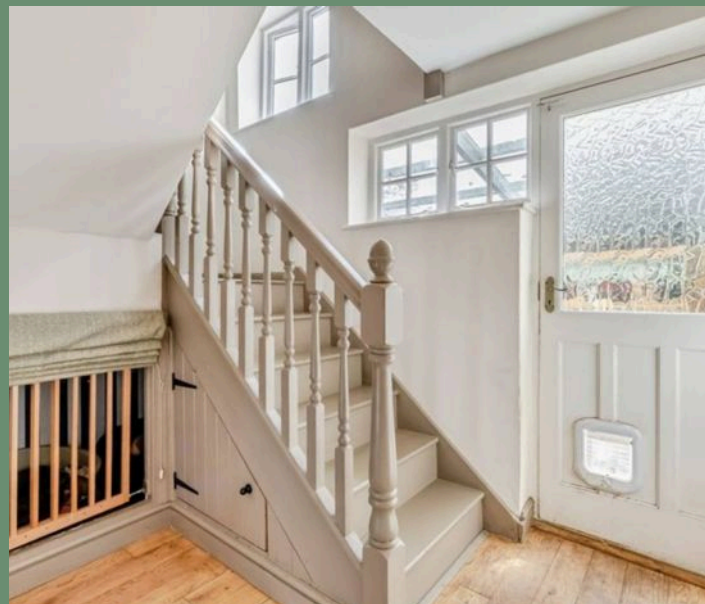


Recent enhancements, including new windows and a re-roofed frontage, ensure the property is as efficient as it is elegant.

The master bedroom benefits from a stylish en-suite shower room, offering a private haven for the homeowners, while two further bedrooms provide ample space for family or guests. Both sharing the family bathroom with free standing bath.

The convenience of off road parking and a single garage adds a rare practicality to village living, allowing for easy arrivals and departures. As a Grade II listed residence, the home retains a wealth of original features and architectural detail, bestowing a sense of heritage and timeless appeal. This is a home that not only promises comfort and style, but also the unique pleasure of village life, where tranquil surroundings and a strong sense of community can be enjoyed every day.

Whether you are seeking a peaceful retreat, a family base, or a characterful space to entertain, this exceptional property offers a lifestyle that is both refined and relaxed, ready to be cherished by its next fortunate owner.



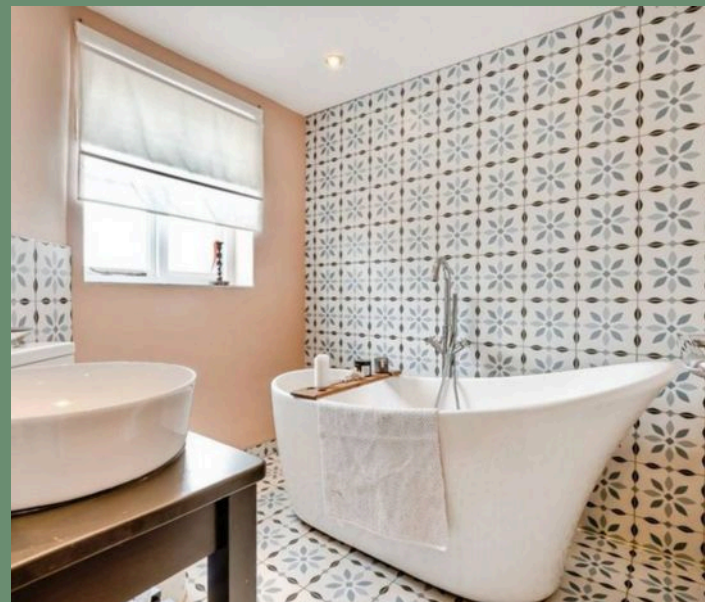


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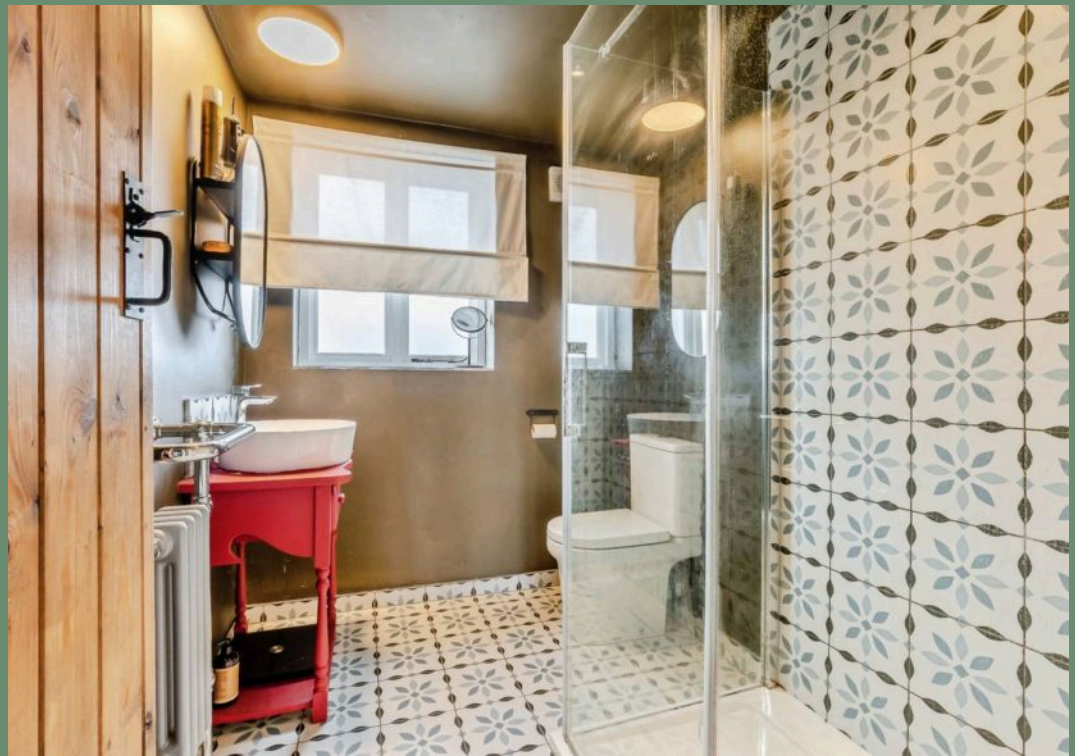
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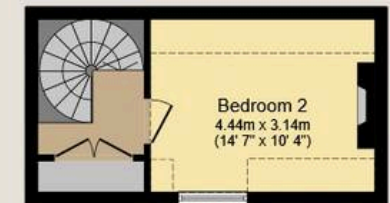
### Cellar

Floor area 22.7 sq.m.  
(244 sq.ft.)



### First Floor

Floor area 47.4 sq.m. (510  
sq.ft.)



### Second Floor

Floor area 17.6 sq.m.  
(190 sq.ft.)

Total floor area: 160.8 sq.m. (1,731 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

